

# PETITION FOR ZONING VARIANCE 85-29-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (238.2) to permit a rear yard setback of 10' instead of the required 30' and to permit parking spaces to be located 2 ft. from the street property line in lieu of the required 8 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Hardship
2. Practical difficulty

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract purchaser: \_\_\_\_\_ Legal Owner(s): Francis Glenn Winkler  
(Type or Print Name) (Type or Print Name)  
Signature: Francis Glenn Winkler Signature: \_\_\_\_\_  
(Type or Print Name) (Type or Print Name)  
Address: \_\_\_\_\_ Address: 9051 Furtrow Ave. 247-5191  
City and State: \_\_\_\_\_ City and State: \_\_\_\_\_  
Attorney for Petitioner: Vernon Booser Phone No. \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: 614 Bosley Ave.  
City and State: \_\_\_\_\_  
Towson, MD 21204  
Attorney's Telephone No.: 828-9441 Address: \_\_\_\_\_ Phone No. \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 20th \_\_\_\_\_ day of \_\_\_\_\_ 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ 31st \_\_\_\_\_ day of \_\_\_\_\_ July \_\_\_\_\_ 1984, at 10:00 o'clock \_\_\_\_\_ A. M.

Bel Jan  
Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 18, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

RE: Item No. 317 - Case No. 85-29-A  
Francis Glenn Winkler  
Variance Petition

Dear Mr. Booser:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: John C. Mellema, Sr., Inc.  
6100 Baltimore National Pike  
Baltimore, Md. 21228

## BALTIMORE COUNTY

## ZONING PLANS ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: July 18, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Francis Glenn Winkler  
SUBJECT: No. 85-29-A

Assuming compliance with the comments of ZPAC, this office has no additional comment.

NEG/JGH/sf

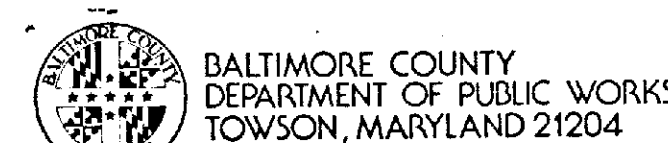
85-29-A

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
20th day of June, 1984

Arnold Jablon  
Zoning Commissioner  
Petitioner: Francis Glenn Winkler Received by: Nicholas B. Commodari  
Petitioner's Attorney: P. Vernon Booser, Esquire Chairman, Zoning Plans Advisory Committee



HARRY J. PISTEL, P.E.  
DIRECTOR

June 15, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Item 317 (1983-1984)  
Property Owner: Francis Glenn Winkler  
S/S Southwestern Blvd. 184.35' N/E  
from centerline Knecht Ave.  
Acres: 0.766 District: 13th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Southwestern Boulevard (U.S. 1) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Knecht Avenue, an existing public road, has been permanently closed at the Penn Central Railroad (High Speed A-track) crossing. No further improvements are proposed at this time.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards and Specifications.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading including the stripping of top soil.

### Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item 317 (1983-1984)  
Property Owner: Francis Glenn Winkler  
Page 2  
June 15, 1984

### Storm Drainage (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Drainage is tributary to this property at the northeast corner.

The Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

A future drainage and utility easement is required within this property.

### Water and Sanitary Sewer:

There is a 12-inch public water main and 8-inch public sanitary sewerage in Knecht Avenue.

Very truly yours,  
Gilbert S. Benson  
GILBERT S. BENSON, P.E., Asst. Chief  
Bureau of Public Services

GSB:EAM:FWR:BS

G-SW Key Sheet  
13 & 14 SW 14 Pos. Sheets  
SW 4 D Topo  
101 Tax Map



Llewellyn K. Bridwell  
Secretary  
Hal Kassoff  
Acting Administrator

June 6, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Attention: Mr. N. Commodari

RE: ZAC Meeting of 5-29-84  
ITEM: #317  
Property Owner: Francis Glenn Winkler  
Location: SE/S Southwestern Blvd., Route 1-S 184.35' N/E from c/l Knecht Avenue.  
Existing Zoning: M.L.-IM  
Proposed Zoning: Variance to permit a rear yard setback of 10' in lieu of the required 30'.  
Acres: 0.766  
District: 13th

Dear Mr. Jablon:

On review of the submittal of 2-17-84 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,  
Charles Lee  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350  
Teletypewriter for Impaired Hearing or Speech  
303-7555 Baltimore Metro - 305-0451 D.C. Metro - 1-800-482-5382 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

JAN 24 1985







**Office of  
PATUXENT**  
Publishing Corp.  
10750 Little Patuxent Pkwy.  
Columbia, MD 21044

July 12 19 84

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION VARIANCE 57132

was inserted in the following:

☐ Catonsville Times  
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland  
once a week for one successive weeks before  
the 14 day of July 19 84, that is to say,  
the same was inserted in the issues of

July 12, 1984

PATUXENT PUBLISHING CORP.  
By [Signature]



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
474-3353

ARNOLD JABLON  
ZONING COMMISSIONER

July 26, 1984

F. Vernon Booser, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

Re: Petition for Variance  
SE/8 Southwestern Blvd. 184.35' NE of  
Knecht Ave. (4307 Southwestern Blvd.)  
Francis Glenn Winkler - Petitioner  
Case No. 85-29-A

Dear Mr. Booser:

This is to advise you that \$43.80 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 131954

OLD JABLON  
is Commissioner

DATE 7-3-84 ACCOUNT R-01-615-000

AMOUNT \$43.80 (cash)

RECEIVED Francis Glenn Winkler

for adv. & posting Case 85-29-A

0 437\*\*\*\*\*43801a 83124

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

13th Election District

ZONING:

Petition for Variance

LOCATION:

Southeast side of Southwestern Boulevard, 184.35 ft.  
Northeast of Knecht Avenue (4307 Southwestern Boulevard)

DATE & TIME:

Tuesday, July 31, 1984 at 10:00 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 10 ft. instead of the required 30 ft. and to permit parking spaces to be located 2 ft. from the street property line in lieu of the required 8 ft.

Being the property of Francis Glenn Winkler, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

JOHN C. MELLEMA SR.  
Registered Surveyor

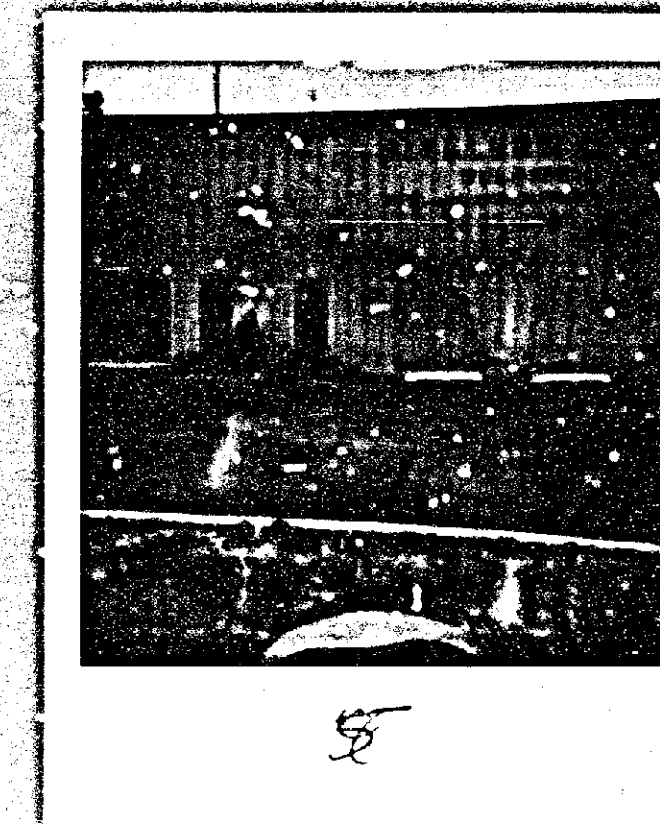
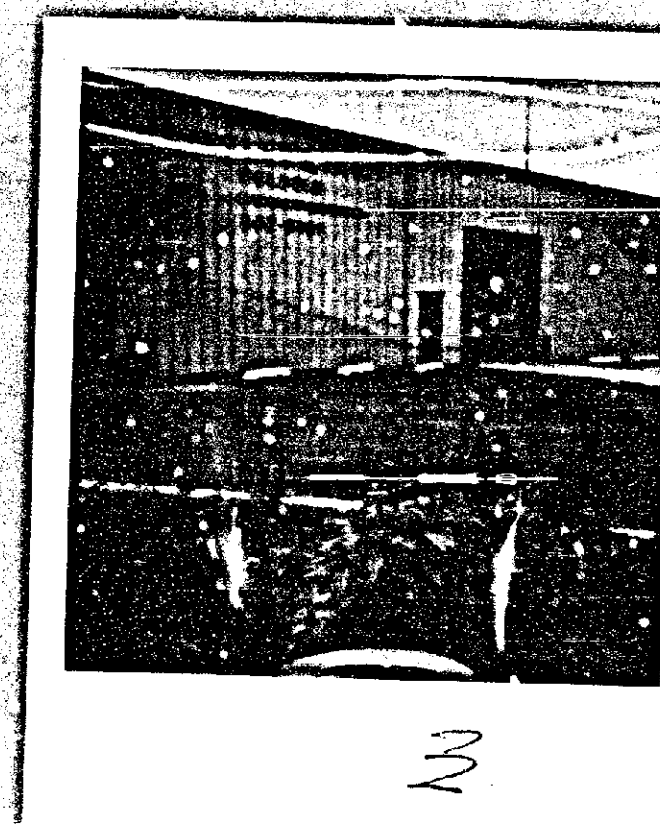
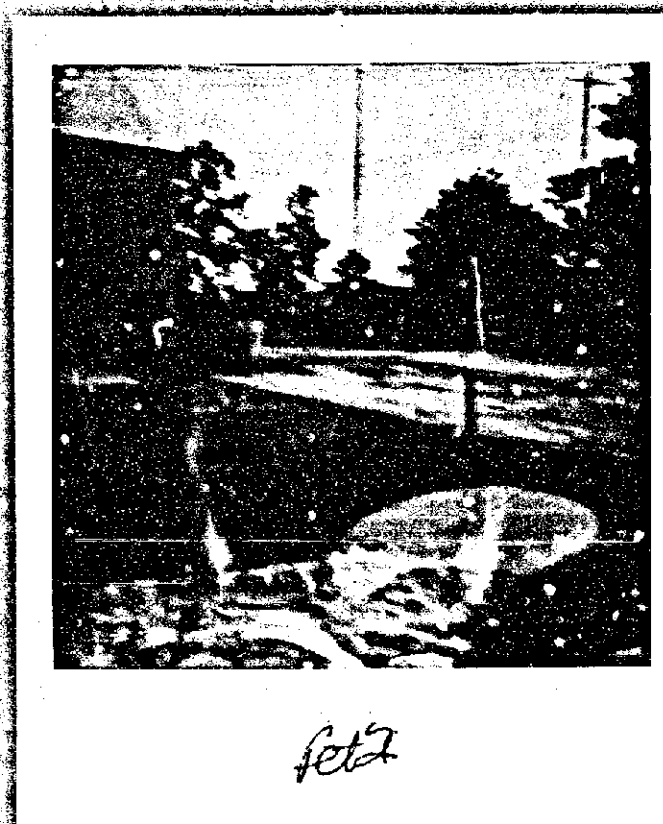
6100 BALTIMORE NATIONAL PIKE  
SUITE 5 AND 6  
CATONSVILLE, MARYLAND 21228

(DC) 744-8880

Beginning on the southeast side of Southwestern Boulevard at a point situate 184.35 feet measured northeasterly along the southeast side of Southwestern Boulevard from the corner formed by the intersection of the said southeast side of Southwestern Boulevard with the northeast side of Knecht Avenue thence (1) North 27 degrees 57 minutes 40 seconds East 202.91' (2) South 61 degrees 44 minutes 56 seconds East 146.47 feet (3) South 31 degrees 56 minutes 07 seconds West 386.94 feet (4) North 58 degrees 17 minutes 56 seconds West 19.98 feet (5) North 27 degrees 57 minutes 40 seconds East 175.00 feet (6) North 58 degrees 03 minutes 41 seconds West 100.00 feet to the place of beginning.  
Also known as 4307 Southwestern Boulevard.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 13th Date of Posting 7-14-84  
Posted for: Variance  
Petitioner: FRANCIS GLENN WINKLER  
Location of property: SE/8 of Southwestern Blvd. 184.35' NE of Knecht Ave. (4307 Southwestern Blvd.)  
Location of Sign: SE/8 of Southwestern Blvd. IN FRONT OF 4307 Southwestern Blvd.  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 7-30-84  
Number of Signs: 1



**CERTIFICATE OF PUBLICATION**

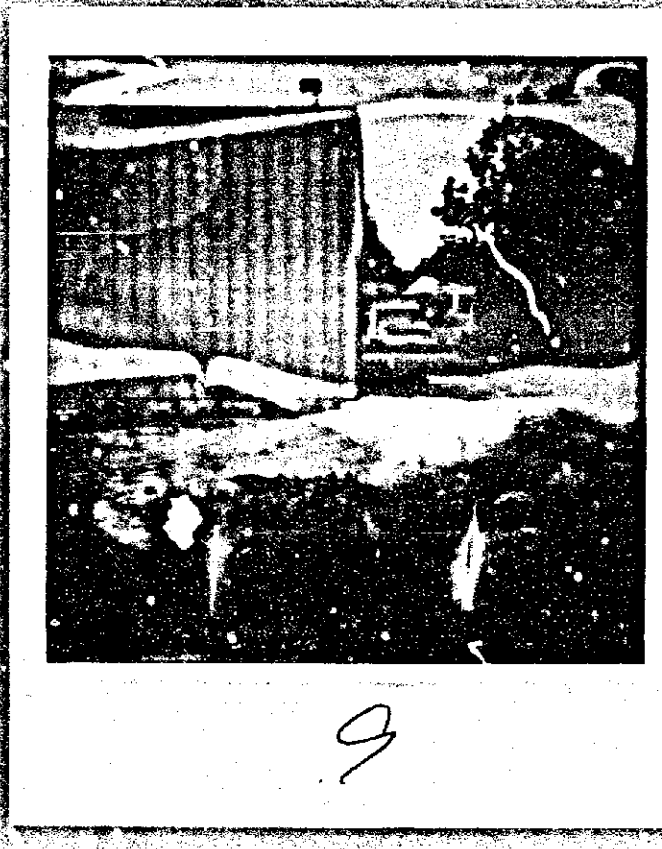
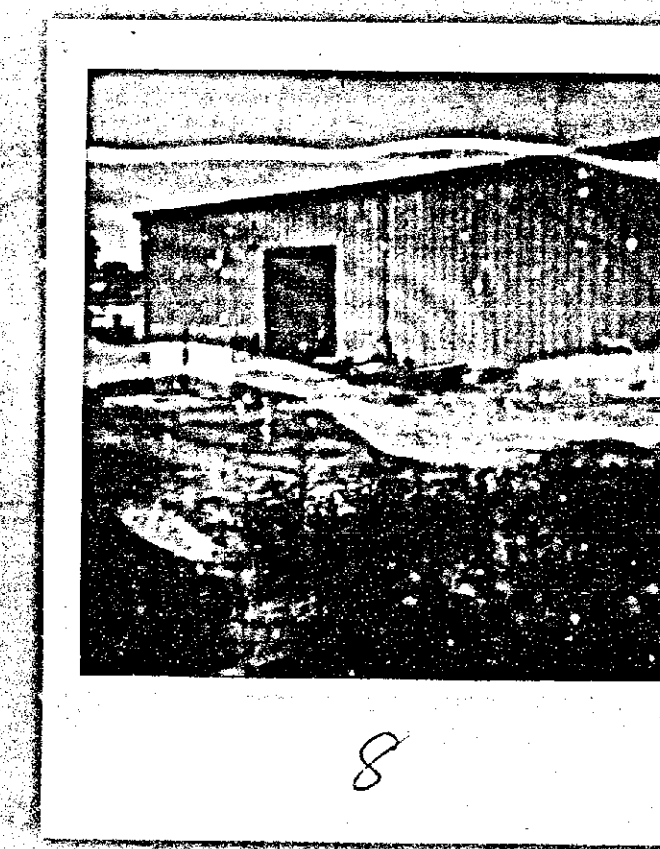
TOWSON, MD. July 12, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County Md., appearing on July 12, 1984.

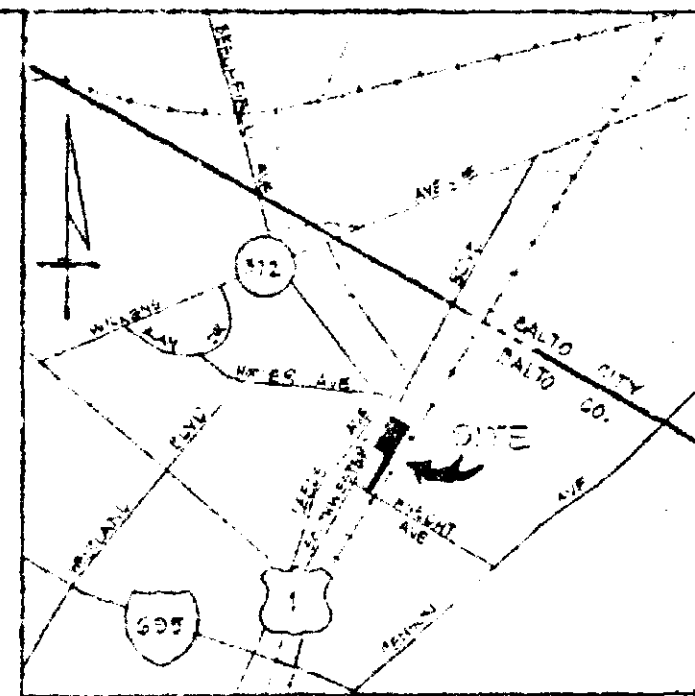
THE JEFFERSONIAN,

[Signature]

\$22.00

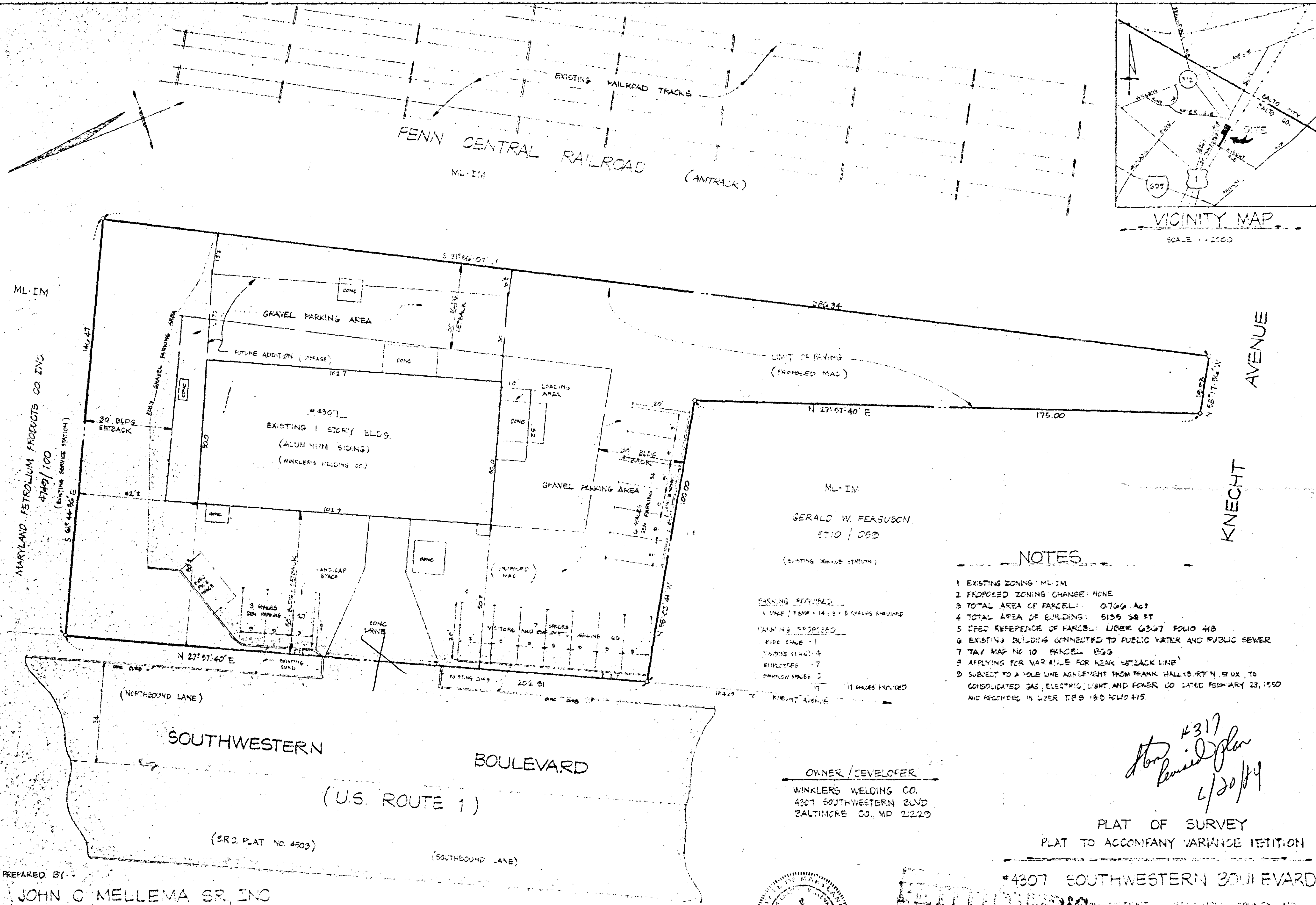






VICINITY MAP

SCALE: 1" = 2000'



NOTES

1. EXISTING ZONING: ML-IM
2. PROPOSED ZONING CHANGE: NONE
3. TOTAL AREA OF PARCEL: 0.766 AC
4. TOTAL AREA OF BUILDING: 5155 SQ FT
5. DEED REFERENCE OF PARCEL: LIDER 6067 FOLIO 418
6. EXISTING BUILDING CONNECTED TO PUBLIC WATER AND PUBLIC SEWER
7. TAX MAP NO 10 PARCEL 153
8. APPLYING FOR VARIANCE FOR KENK SETBACK LINE
9. SUBJECT TO A POLE LINE AGREEMENT FROM FRANK HALLYBURTON, SR., TO CONSOLIDATED GAS, ELECTRIC, LIGHT AND POWER CO. DATED FEBRUARY 23, 1950 AND RECORDED IN LIDER T.C.S. 1812 FOLIO 475.

PARKING REQUIRED:  
1 SPACE / 1 EMP + 14.3 = 5 SPACES REQUIRED  
PARKING PROPOSED:  
EXIST. GRAVE - 1  
VISITOR (140) - 4  
EMPLOYEES - 7  
TOTAL SPACES - 12  
11 SPACES PROVIDED

OWNER / DEVELOPER  
WINKLER'S WELDING CO.  
4307 SOUTHWESTERN BLVD  
BALTIMORE CO., MD 21220

PLAT OF SURVEY  
PLAT TO ACCOMPANY VARIANCE PETITION

#4307 SOUTHWESTERN BOULEVARD

PETITIONER'S  
EXHIBIT

BALTIMORE COUNTY, MD  
FEBRUARY 17, 1984

PREPARED BY:  
JOHN C MELLEMA SR., INC  
LAND SURVEYORS  
SUITE 316

6100 BALTIMORE NATIONAL PIKE - BALTIMORE MD 21228  
301-744-8880

*John C Mellema Sr.*  
JOHN C MELLEMA SR.

2-17-84  
DATE



*Handwritten note:*  
#317  
Revised plan  
6/20/84